160.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,800 / 967,800
					USE VALUE:	967,800 / 967,800
					ASSESSED:	967,800 / 967,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DINGEE GRACE M/ TRUSTEE
Owner 2:	GRACE M DINGEE NOMINEE TRUST
Owner 3:	
Street 1:	71 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DINGEE GRACE M -
Owner 2:	-
Street 1:	71 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,568 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Clapboard Exterior and 2580 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11568.000	430,900		536,900	967,800
Total Card	0.266	430,900		536,900	967,800
Total Parcel	0.266	430,900		536,900	967,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.12 | /Parcel: 375.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106986

GIS Ref

GIS Ref

Insp Date 07/28/18

!12540!

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	431,000	0	11,568.	536,900	967,900	967,900	Year End Roll	12/18/2019
2019	101	FV	326,300	0	11,568.	536,900	863,200	863,200	Year End Roll	1/3/2019
2018	101	FV	330,100	0	11,568.	475,600	805,700	805,700	Year End Roll	12/20/2017
2017	101	FV	330,100	0	11,568.	398,900	729,000	729,000	Year End Roll	1/3/2017
2016	101	FV	330,100	0	11,568.	398,900	729,000	729,000	Year End	1/4/2016
2015	101	FV	312,100	0	11,568.	345,200	657,300	657,300	Year End Roll	12/11/2014
2014	101	FV	312,100	0	11,568.	333,700	645,800	645,800	Year End Roll	12/16/2013
2013	101	FV	312,100	0	11,568.	317,600	629,700	629,700		12/13/2012

PRINT

Date	Time
12/11/20	02:37:17

LAST REV

Date	Time
08/06/18	13:57:05

apro

12540

USER DEFINED

Prior Id # 1:	106986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DINGEE GRACE M,	68778-83		1/19/2017	Convenience		No	No		
	9167-441		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2001	672	New Wind	1,751	C				NEW WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	PH	Patrick H
6/7/2018	MEAS&NOTICE	BS	Barbara S
8/11/2017	MEAS&NOTICE	HS	Hanne S
3/10/2009	Inspected	189	PATRIOT
11/3/2008	Measured	163	PATRIOT
1/21/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11568		Sq. Ft.	Site		0	70.	0.66	8									536,928						536,900	

Total AC/HA: 0.26556 | Total SF/SM: 11568 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 536,928 | Spl Credit | Total: 536,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	ORANGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13973880
Const Adj.:	0.98490196
Adj $ / SQ:	145.929
Other Features:	93500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	529381
Depreciation:	98465
Depreciated Total:	430916

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

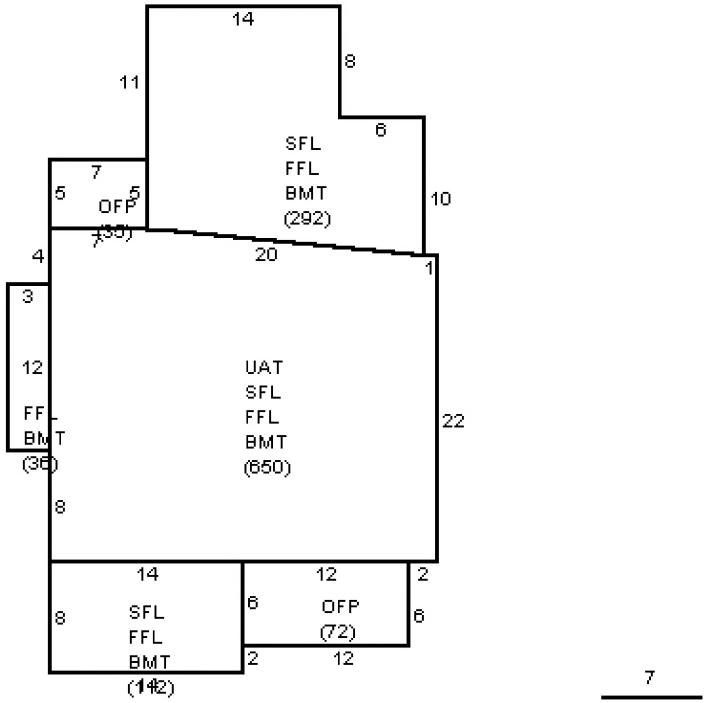
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.52
Special Features:	0	Val/Su Net:	122.97
Final Total:	430900	Val/Su SzAd	200.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,090	56.910	62,034
FFL	First Floor	1,090	145.930	159,063
SFL	Second Floor	1,054	145.930	153,809
UAT	Upper Attic	163	58.370	9,485
OFP	Open Porch	107	31.440	3,364

Net Sketched Area:	3,504			Total:	387,755
Size Ad	2144	Gross Are	3991	FinArea	2580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc